

10371 CORAL SANDS



**BUILDING AND STANDARDS BOARD AGENDA ITEM #3 FOR
WEDNESDAY, APRIL 24, 2013**

**ENVIRONMENTAL SERVICES DEPARTMENT
CODE COMPLIANCE DIVISION**

MEMORANDUM
April 22, 2013

TO: The Honorable Chairman and Board Members

THROUGH: Karl Rimkus, Interim Division Manager, Code Compliance Department

FROM: Tom Maguire, C.B.O., Deputy Building Official

SUBJECT: 10731 Coral Sands Drive, El Paso, Texas, 79924-1142

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated on or about December 17, 2012 and again on March 12, 2013. The structure was found to be in an advanced state of disrepair. The structure was built as a single family dwelling on or about 2001. The structure is constructed of wood framed members with stucco and brick veneer and a wood framed roofing system. The structure was found to be open and accessible for use by unwanted persons. The structure shows signs of disrepair due to fire damage and lack of maintenance. The property is full of weeds, trash and debris.
- 2) A certified condemnation letter was mailed to Diane Vasquez-Zimmerman on December 18, 2012.
- 3) Certified notices of the public hearing scheduled for April 24, 2013, were mailed to the owners and all interested parties on April 4, 2013.
- 4) As of April 4, 2013, no taxes are owed.

The owner has been notified of the property violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1) That the structure be condemned as substandard, and unfit for habitation or use and as hazards to the public health, safety, and welfare; and
- 2) That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) That the main structure be secured and maintained secure within thirty (30) days; and
- 5) That the premises be cleaned of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
- 6) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Code Compliance Division
December 17, 2012
NOTICE OF VIOLATION

VASQUEZ-ZIMMERMAN DIANE
10731 CORAL SANDS DR
EL PASO, TEXAS 79924-1142

Re: 10731 CORAL SANDS DR
Blk: 16 PLEASANT HILLS UNIT 17
Lot: 17 (5470.50 SQ FT)
Zoned: R 3 A
Case Number: ENHS12-00797
Mail Receipt # 9171999991703074631124

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other

essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **10731 CORAL SANDS DR** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. All *exterior property*, *accessory structures* and *premises* shall be maintained in a clean, safe and sanitary condition, All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]
- b. Swimming pools, Spas and Hot Tubs shall be maintained in a clean and sanitary condition, and in good repair, proper enclosures are required for swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth [Sec.303.1 & 303.2]
- c. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- d. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- e. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- f. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. [Sec. 307.1.1]
- g. All *exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- h. All structures shall be kept free from insect and rodent *infestation*. All structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- i. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

- j. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- k. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- l. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]
- m. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- n. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- o. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- p. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- q. The drainage of roofs and paved areas, *yards* and courts, and other open areas on the *premises* shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- r. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- s. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- t. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- u. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner. [Sec. 605.1, 605.2, 605.3]
- v. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]
- w. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- x. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the *public way*. [Sec. 702.1, 702.2, 702.3, 702.4]
- y. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

- z. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- aa. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- bb. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the Environmental Services Department, Code Compliance Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Prosecutor's Office for court proceedings. The court will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Environmental Services Department, Code Compliance Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 599-6290.

Wayne Fannin
Building Combination Inspector

NOTICE OF PUBLIC HEARING

To all interested parties:

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the "Commission", at the following time and place:

LOCATION: Auditorium of the El Paso Downtown Public Library,
501 N. Oregon, El Paso, Texas 79901

DATE: April 24, 2013

TIME: 5:30 p.m.

PROPERTY: 10731 Coral Sands, EL PASO, TEXAS also described as Lot 17, Block 16, PLEASANT HILLS UNIT SEVEN, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof, recorded in Volume 71, Page(s) 43 and 43A, Plat Records of El Paso County, Texas.

The Property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, Diane Vazquez-Zimmerman, 10731 Coral Sands Drive, El Paso, Texas 79924-1142 is the owner, herein after referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about December 17, 2012 an inspection of the Property was conducted by the Environmental Services Division and the following violations were identified:

- a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

- b. Swimming pools, Spas and Hot Tubs shall be maintained in a clean and sanitary condition, and in good repair, proper enclosures are required for swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth [Sec.303.1 & 303.2]
- c. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- d. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- e. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]
- f. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards.
- g. [Sec. 307.1.1]
- h. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- i. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- j. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]
- k. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- l. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

- m. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- n. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- o. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- p. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- q. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec. 506.1, 506.2, 506.3]
- r. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- s. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- t. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec. 603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- u. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1, 604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- v. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- w. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]
- x. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- y. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- z. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

- aa. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- bb. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

The Owner is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner advocates for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner fails to comply with the order of the Commission the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907 or by calling (915) 599-6290.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

APPROVED AS TO CONTENT

John R. Batoon
Assistant City Attorney

Tom Maguire, C.B.O.
Deputy Building Official

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at , El Paso, Texas was 10731 Coral Sands Drive, El Paso, Texas 79924-1142 PUBLISHED in the official City newspaper on the ____ day of _____, 2013.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 10731 Coral Sands Drive, El Paso, Texas 79924-1142, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Diane Vazquez-Zimmerman
10731 Coral Sands Dr.
El Paso, Texas 79924-1142

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 10731 Coral Sands Drive, El Paso, Texas 79924-1142, was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 n. Campbell
El Paso, TX 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 10731 Coral Sands Drive, El Paso, Texas 79924-1142, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 10731 Coral Sands Drive, El Paso, Texas 79924-1142, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 10731 Coral Sands Drive, El Paso, Texas 79924-1142, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 10731 Coral Sands Drive, El Paso, Texas 79924-1142, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas Suite 1400
El Paso, TX 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice was POSTED at 10731 Coral Sands Drive, El Paso, Texas 79924-1142, El Paso, Texas.

Date: _____
Time: _____
Inspector: _____



UNSAFE STRUCTURES REPORT

CODE COMPLIANCE DIVISION

DATE OF EXAMINATION: December 17, 2012

REP. DISTRICT: 4

ADDRESS: 10731 Coral Sands Dr., El Paso, Texas 79924-1142

ZONED: R-3 A

LEGAL DESCRIPTION: Lot 17, Block 16, PLEASANT HILLS UNIT SEVEN, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof, recorded in Volume 71, Page(s) 43 and 43A, Plat Records of El Paso County, Texas

OWNER: Vasquez-Zimmerman Diane

ADDRESS: 10731 Coral Sands Dr.
El Paso, Texas 79924-1142

BUILDING USE: Abandoned fire damaged single family dwelling.

TYPE OF CONSTRUCTION: V

FOOTINGS: Slab on grade concrete

CONDITION: Unable to determine condition of footings due to subterranean placement. A structural engineer should be hired to evaluate the condition of footings and submit a report to this department on all corrective actions required to bring the footings up to minimum code.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: First floor is concrete and second floor is wood joists with wood sub-decking that has been exposed to fire damage.

CONDITION: First floor: Unable to determine condition. Second floor: Poor. A structural engineer should be hired to evaluate the condition of both system components and submit a report to this department on all corrective actions required to bring the floor system up to minimum code.

EXTERIOR WALLS: Wood framed with stucco and brick veneer.

HEIGHT: 20'-10' +/-

THICKNESS: 7"-9" +/-

CONDITION: Poor to fair. Stucco has several cracks and has fire damage in several areas. A structural engineer should be hired to evaluate the condition of the structure and submit a report to this department on all corrective actions required to bring the wall system up to minimum code.

INTERIOR WALLS & CEILINGS: Wood framed with painted drywall covering

CONDITION: Poor. Ceiling is non-existent in main entrance area; roof rafters and ceiling joists have fire damage and are exposed to the elements, allowing entrance of natural light. Interior walls

are fire damaged and are showing signs of severe deterioration from lack of maintenance and moisture accumulation. A structural engineer should be hired to evaluate the condition of the structure and submit a report to this department on all corrective actions required to bring the wall systems up to minimum code.

ROOF STRUCTURE: Wood rafters and sub-decking with composition roof covering.

CONDITION: Poor. The roof over the living room is non-existent. The roof over the rest of the structure has fire damage. A registered roofing or building contractor should be hired to evaluate condition of roof system and submit a report to this department on all corrective actions required to bring the roof system up to minimum code.

DOORS, WINDOWS, ETC.: Wood framed doors and aluminum framed windows.

CONDITION: Poor. The doors and windows are broken, deteriorated and missing hardware due to lack of maintenance.

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Windows, doors and window glass will need to be repaired or replaced to make them operational to meet minimum code requirements.

PLUMBING: Unable to determine condition.

CONDITION: A licensed plumbing contractor should be hired to evaluate the plumbing system condition and submit a report to this department on all corrective actions required to bring the plumbing system up to minimum code.

ELECTRICAL: Poor

CONDITON: Exposed fire damaged wires. A licensed electrical contractor should be hired to evaluate the electrical system condition and submit a report to this department on all corrective actions required to bring the electrical system up to minimum code.

MECHANICAL: Poor

CONDITION: Exposed fire damaged duct work. A licensed mechanical contractor should be hired to evaluate the mechanical system condition and submit a report to this department on all corrective actions required to bring the electrical system up to minimum code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: No

BARRICADED: No

POLICE AID REQD.: No

REMARKS: The abandoned single family dwelling was found open and abandoned with fire damage to the structure. The dwelling structure is in an advanced state of disrepair and has experienced significant fire damage to the walls and roof structural components. The stucco veneer has numerous structural cracks. The ceiling system is non-existent throughout the front of the structure. There is an accumulation of trash, weeds and debris throughout the rear of the property. The department recommends that the structure be secured within thirty (30) days and maintained secured, that the property be cleaned of all weeds, trash and debris within thirty (30) days and maintained clean.

Wayne Fannin
Building Combination Inspector



Account Status

[Prev. Acc...](#)
[Next Acc...](#)
[Prev. Owner](#)
[Next Owner](#)
[Acct History](#)
[Acct Summary](#)
[Notes](#)
[Documents](#)

Go To:

EVAR
 ACT8006 v1.233

04/04/2013 16:49:
 ACTEP

[STATUS DETAIL](#)
[Expand Fees](#)
[Summary](#)

Account Information

Account No. **P863-999-0160-3310** Roll Code **REAL PROPERTY**
 Certified Owner **VAZQUEZ-ZIMMERMAN DIANE**
 Parcel Address **10731 CORAL SANDS DR**
 Amount Due as of **04/04/2013** CAD No. **395997**

Tax Units

Tax Unit Description

List of Tax Units

Amount Due/Paid Information

Year	Gross Value	H	O	V	D		Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2012	\$46,227	Y		4		Exemption	\$654.27	\$654.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$123,746	Y		4		Exemption	\$2,627.15	\$2,627.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$123,746	Y				Exemption	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$139,179	Y				Exemption	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$140,421	Y		4		Exemption	\$2,974.94	\$2,974.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$152,730	Y		4		Exemption	\$2,693.53	\$2,693.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$127,021	Y		4		Exemption	\$2,776.02	\$2,776.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$105,898	Y		4		Exemption	\$2,659.25	\$2,659.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$98,674	Y		4			\$2,422.63	\$2,422.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals							\$21,794.52	\$21,794.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Last Payment
 Date

Totals

\$21,794.52

\$21,794.52

\$0.00

\$0.00

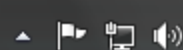
\$0.00

\$0.00

\$0.00

Last Payer

Alert



3:49 PM
 4/4/2013